



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MODIFIED MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration (Modified) has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Dadurka Minor Land Division (PLN14-00121)

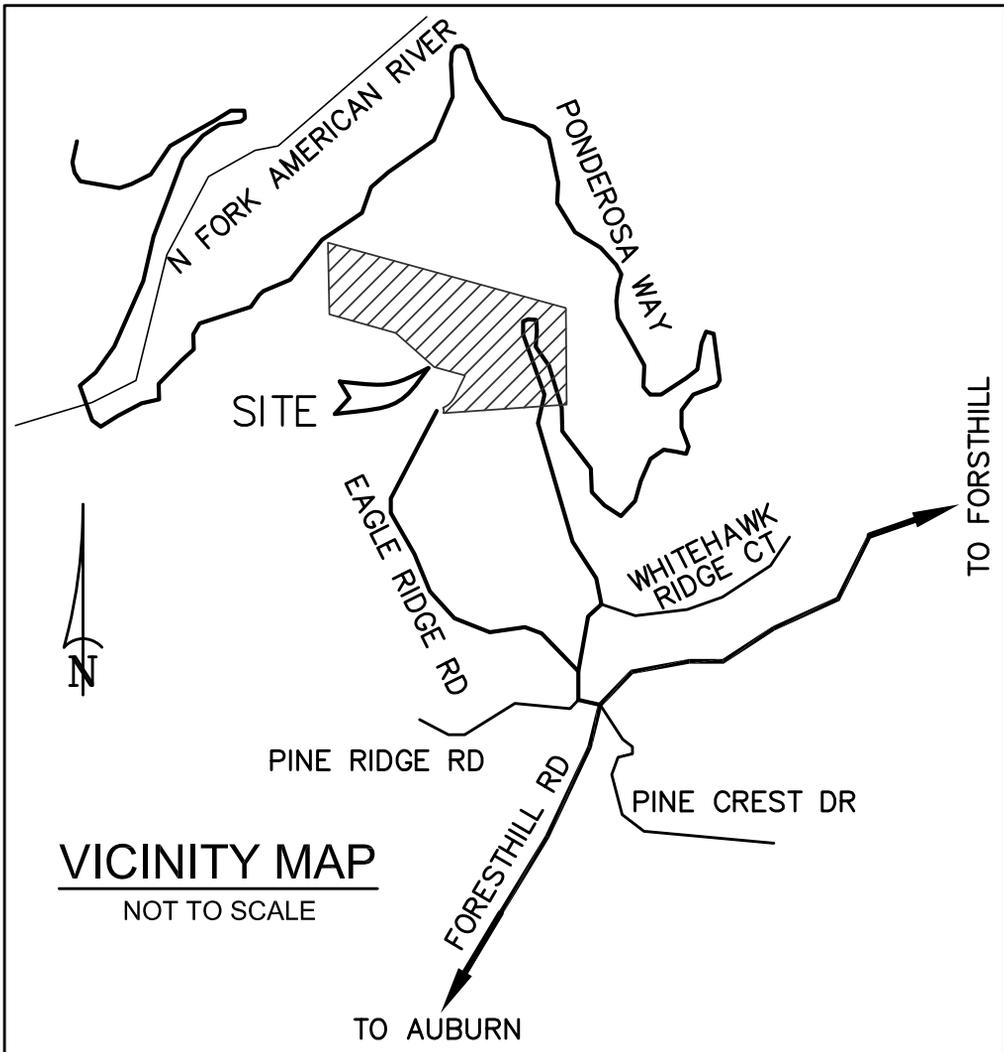
PROJECT DESCRIPTION: The project proposes a Minor Land Division to subdivide a 26.61-acre property into two parcels consisting of 5.0 acres and 21.6 acres.

PROJECT LOCATION: End of Eagle Ridge Road and at the horseshoe bend on Ponderosa Way, Foresthill, Placer County

APPLICANT: Clear Path Land Evolvment, 500 Auburn Folsom Road, Suite 100, Auburn, CA 95603

The comment period for this document closes on September 2, 2016. A copy of the Mitigated Negative Declaration (Modified) is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, August 3, 2016



N FORK AMERICAN RIVER

PONDEROSA WAY

SITE

EAGLE RIDGE RD

WHITEHAWK RIDGE CT

PINE RIDGE RD

FORESTHILL RD

PINE CREST DR

TO FORSTHILL

TO AUBURN



VICINITY MAP

NOT TO SCALE



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer**

MITIGATED NEGATIVE DECLARATION (Modified)

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Dadurka Minor Land Division	Project # PLN14-00121
Description: The project proposes a Minor Land Division to subdivide a 26.61-acre property into two parcels consisting of 5.0 acres and 21.6 acres.	
Location: End of Eagle Ridge Road and at the horseshoe bend on Ponderosa Way, Foresthill, Placer County	
Project Owner: Robert Dadurka, 230 Palo Alto Avenue, San Francisco, CA 94114	
Project Applicant: Clear Path Land Evolvement, 500 Auburn Folsom Road, Suite 100, Auburn, CA 95603	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **September 2, 2016**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx>), Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

OWNER:
 ROBERT DADURKA
 230 PALO ALTO AVE.
 SAN FRANCISCO, CA 94114
 (415) 317-4777
 DATE OF PROPERTY PURCHASE: 10/28/2003

APPLICANT/ENGINEER:
 CHRISTINE M. JOHNSON, PLS
 CLEAR PATH LAND EVOLVEMENT, INC.
 500 AUBURN FOLSOM RD., STE 100
 AUBURN, CA 95603
 (530) 887-1410

SITE INFORMATION:
 APN: 073-390-054-000
 19710 EAGLE RIDGE ROAD &
 6010 PONDEROSA WAY, FORESTHILL, CA

EXISTING AREA: 26.61± ACRES

PARCEL 1
 PROPOSED: 21.6± AC

PARCEL 2
 PROPOSED: 5.0± AC

ZONING:
 FBX 5AC MIN. PD=0.2
 ELEMENTARY SCHOOL DISTRICT:
 FORESTHILL ELEMENTARY
 HIGH SCHOOL DISTRICT: PLACER UNION
 FIRE DISTRICT: FORESTHILL FIRE
 WATER DISTRICT: FORESTHILL PUD

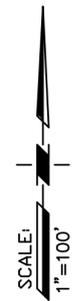
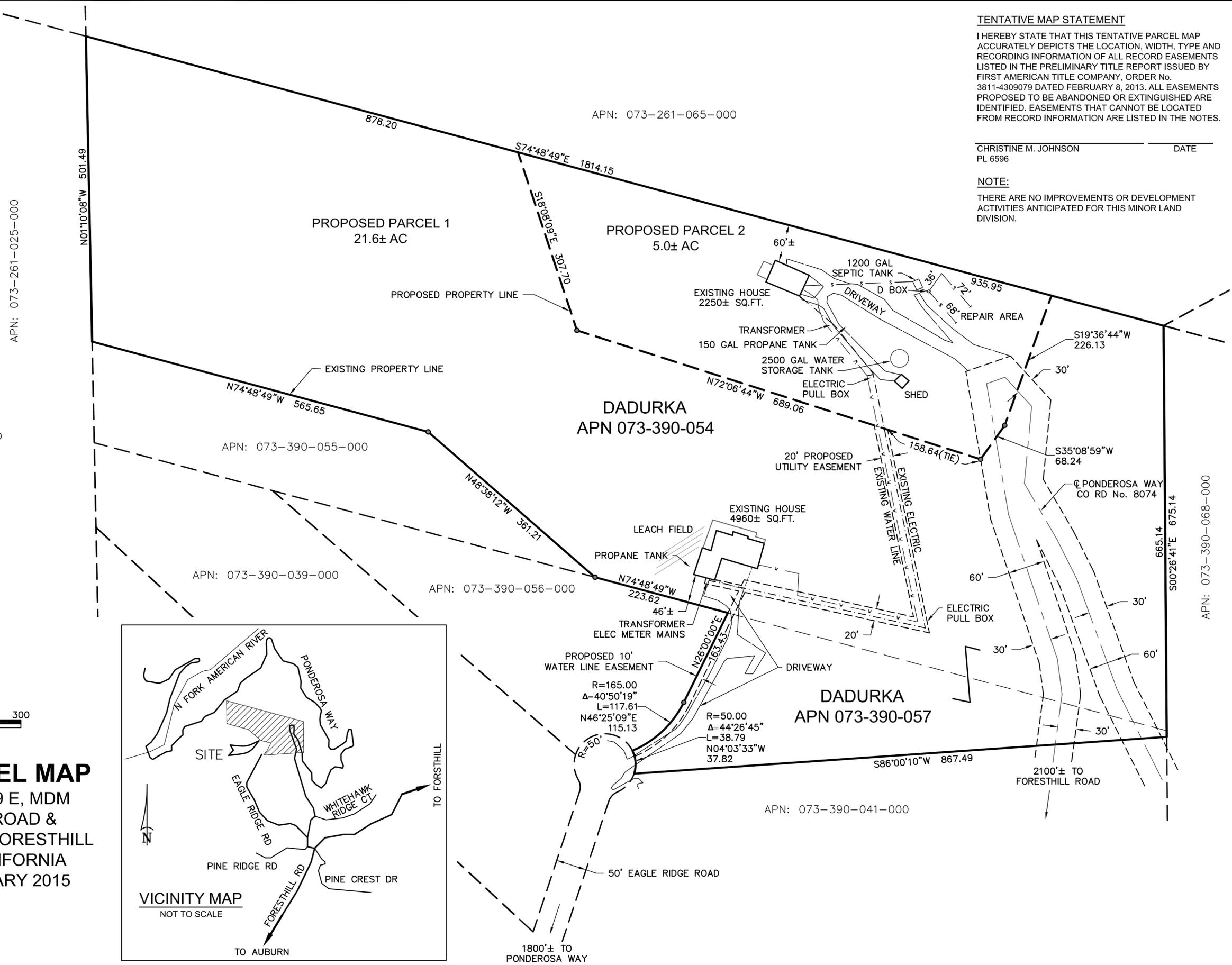
THIS MAP ACCURATELY CONFORMS TO SECTION 16.20
 OF THE PLACER COUNTY CODE.

TENTATIVE MAP STATEMENT

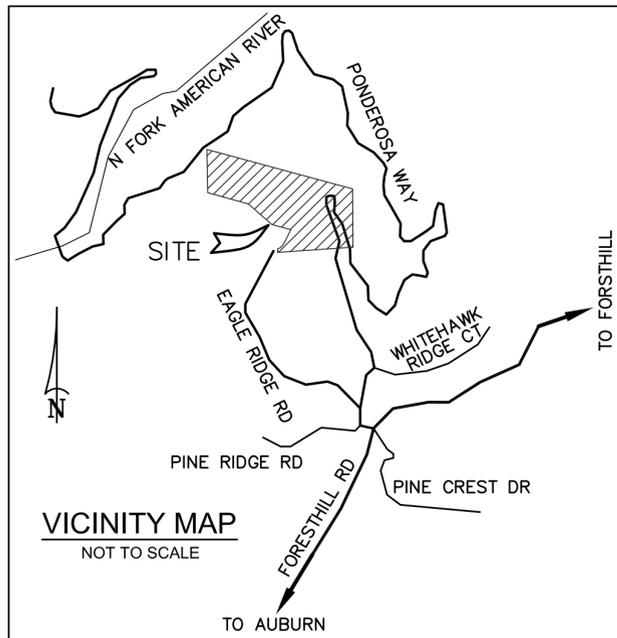
I HEREBY STATE THAT THIS TENTATIVE PARCEL MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 3811-4309079 DATED FEBRUARY 8, 2013. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

CHRISTINE M. JOHNSON _____ DATE
 PL 6596

NOTE:
 THERE ARE NO IMPROVEMENTS OR DEVELOPMENT ACTIVITIES ANTICIPATED FOR THIS MINOR LAND DIVISION.



DADURKA
TENTATIVE PARCEL MAP
 SECTION 1, T 13 N, R 09 E, MDM
 19710 EAGLE RIDGE ROAD &
 6010 PONDEROSA WAY, FORESTHILL
 PLACER COUNTY, CALIFORNIA
 SCALE: 1" = 100' JANUARY 2015





**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Dadurka Minor Land Division	Project #: PLN14-00121
Entitlement(s): Minor Land Division	
Site Area: 26.61 acres / 1,159,131.6 square feet	APN: 073-390-054-000, 073-090-057-000
Location: The project site is located at the end of Eagle Ridge Road and at the horseshoe bend on Ponderosa Way, Foresthill, Placer County.	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division to subdivide a 26.61-acre property into two parcels consisting of 5.0 acres and 21.6 acres.

Project Site (Background/Existing Setting):

The property is zoned F-B-X 5 ac. PD = 0.2 (Farm, combining minimum Building Site of 5 acres, combining Planned Residential Development designation of 0.2 units per acre. The site is located within the Foresthill Community Plan area and is designated Forest Residential, 1-4.6 acre minimum parcel size. According to Placer County Geographic Information Systems maps, the property elevations range from 1,480-2,340 feet below sea level. The property is at its highest elevation at an access point on the southern portion of the property that connects to Eagle Ridge Road. This area is developed with an existing 4,960-square-foot single-family residence. The subject property is also developed with a secondary residence consisting of 2,250 square feet with 1,200 square feet of living space, which is located on the northeastern side of the property. The property descends steeply from its highest point to the northwest and east sides of the property. In addition, the North Fork of the American River is located on the west side of the property at the bottom of the steep slope.

The parcel contains two points of access, one near the southern property line off of Eagle Ridge Road, the second access is located on the east side of the property where Ponderosa Road is located within the parcel boundaries. The residence on the southern side of the property is accessed from Eagle Ridge Road and the residence on the northeast side of the property is accessed from Ponderosa Road.

The property contains some clearings where the existing residences are located. The remainder of the property contains heavy tree coverage. The southern property line borders the Eagle Ridge Estates subdivision that contains 14 lots ranging in size from 2.5-5.6 acres. The properties located to the north, west and east sides of the property range in size from 20-200 acres and are mostly zoned timberland and residential-forest.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RF-B-X 5 ac. min. (Residential-Forest, combining Building Site Designation of 5 acre minimum parcel size)	Rural Estate, 4.6-20 acre minimum	Property is developed with two single-family residences with accompanying wells, septic tanks and leach fields and driveway access
North	FOR-B-X 160 ac. min. (Forestry, combining Building Site designation of 160 acre minimum parcel size)	Timberland, 80 acre minimum	Undeveloped
South	RF-B-X 5 ac. min. (Residential-Forest, combining Building Site Designation of 5 acre minimum parcel size); RS-AG-B-X 3 (Residential-Agricultural, combining Building Site Designation of 3 acre minimum parcel size)	Rural Estate, 4.6-20 acre minimum; Forest Residential 1-4.6 acre minimum	Single-family residential subdivision
East	RF-B-X 4.6 PD = 0.44 (Residential-Forest, combining Building Site Designation of 4.6 acre minimum parcel size, combining Planned Residential Development designation of 0.44 units per acre)	Forest Residential 1-4.6 acre minimum	Developed with single-family residences
West	FOR-B-X 160 ac. min. (Forestry, combining Building Site designation of 160 acre minimum parcel size)	Timberland, 80 acre minimum	Undeveloped property; Ponderosa Way runs northeast of the property; the North Fork of the American River also runs northeast

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Foresthill Divide Community Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly

applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion Item I-1:

Policy 3.C.9-1 of the Foresthill Divide Community Plan provides that new development in scenic areas shall be planned in a manner that avoids locating structures along ridgelines and steep slopes such that they would be silhouetted from below or from a public road. The policy further states that design and screening measures to minimize visibility of development shall be included as a part of the proposed project. The plan policy encourages the use of natural landforms and vegetation for the screening proposed development.

The proposed project is located in the Foresthill area off of Eagle Ridge Road. Eagle Ridge Road is the primary access to the Eagle Ridge Estates subdivision, which borders the southern property boundary of the subject parcel. An existing single-family residence on the project site is accessed by a driveway connecting to a cul-de-sac at the north end of the subdivision on Eagle Ridge Way. A secondary residence located on the northeast portion of the subject parcel is accessed from Ponderosa Way. Ponderosa Way traverses the east side of the property in a northerly direction, then makes a 180 degree turn where it then traverses the property in a southerly direction until it exists the parcel at the south property line.

The subject property, in addition to Eagle Ridge Estates, is located on a ridgeline lying east of the North Fork of the American River, in the American River Canyon. This location creates the potential for disturbance to the visual character of the canyon because there may be areas on the subject property that, if developed, could result in a structure that silhouettes from below. This could be considered a substantial adverse effect on the canyon rim scenic vista.

To determine the severity of possible visual impacts resulting from the development of two additional residences on the subject property (one additional residence per proposed parcel), visual studies were prepared by the applicant and by Placer County Geographic Information Systems. These studies simulated the possible impacts to aesthetically sensitive areas in the vicinity of the project site, including the North Fork of the American River. The simulations revealed areas on the project site where additional residences could be constructed with minimal or no disturbance to surrounding scenic vistas. As such, the applicant used this data to site building envelopes in those specific areas. These envelopes are included on the tentative map and will be recorded on the information page of the parcel map. The recordation of the building envelopes on the information sheet will be a condition of approval of the project. As a result, development of the proposed project will cause a less than significant impact on scenic vistas in the vicinity of the project site. No mitigation measures required.

Discussion Item I-2:

The subject property is located in an area that cannot be viewed from a state scenic highway. Therefore, there is no impact.

Discussion Item I-3:

The subject property consists of 26.6 acres and is developed with an approximately 4,960 square-foot single-family residence and an approximately 2,250 square foot secondary residence that has 1,200 feet of living space. Each of the proposed parcels would have the potential for an additional residence after recordation of the final map. Such residences would have the potential to degrade the visual character or quality of the surrounding areas.

The property is located in a rural area that consists of parcels ranging in size from 2.3 to 121 acres. Many of these properties are zoned for non-residential uses such as Forestry, though the properties directly to the south of the subject parcel are zoned for single-family residential.

The subject property shares its southern property lines with the Eagle Ridge Estates subdivision. This subdivision consists of 14 lots that range in size from 2.5-5.3 acres and are developed with single-family residences. Two of these residences are located on parcels adjacent to the subject property and sit on the ridgeline at approximately the same elevation of 2,334 feet above sea level. While the development of two additional single-family residences developed in this area could cause visual impacts, due to project’s proximity to the abutting residential subdivision, it has been determined that such impacts would not rise to the level of significant. Additionally, visual studies of the project area determined that the project site cannot be seen from visually sensitive areas such as the North Fork of the American River or existing or proposed public trails. As such, visual impacts are considered less than significant. No mitigation measures required.

Discussion Item I-4:

The proposed Minor Land Division would create two residential parcels with the potential to be development with one additional residence per parcel. The development of new residences in the area would create a new source of light or glare, which could affect nighttime views in the area. However, such an affect would be considered less than significant because of the nature of residential lighting, the fact that new development on the subject property would be limited to two additional residences and the fact that the proposed Minor Land Division is located on a cul-de-sac at the north end of an existing subdivision. No mitigation measures required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion Item II-1, 2, 3, 4, 5:

The subject property is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The subject property is located within a rural residential area. While the zoning of abutting properties to the north and west of the project site allows for timber production and other agricultural uses, there are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer. For this reason, the creation of two residential parcels on the subject property will have no impact on agricultural uses.

In addition, the proposed project would not conflict with existing zoning for forest land or for an agricultural use, and none of the surrounding properties are within a Williamson Act contract. Finally, the proposed project would not

result in changes to the existing environment that would result in the loss or conversion of Farm or Forest land. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)				X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)				X
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)				X

Discussion Item III-1, 2, 3, 4, 5:

The project site is located within the Mountain Counties Air Basin (MCAB) and is under the jurisdiction of the Placer County APCD. The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the state particulate matter standard (PM₁₀) and partially designated nonattainment for the federal particulate matter standard (PM_{2.5}).

The project proposes a minor land division to create two parcels from a single parcel that is currently developed with two single family residences. The resultant parcels will each have one residence within its boundaries. There are no potential impacts to air quality that could be generated by the proposed land division, because it will not result in any new land uses beyond what presently exist. Therefore, there is no impact.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion Item IV-1, 2, 6:

The proposed project includes the division of a 26.61 acre parcel into two parcels consisting of 5.0 acres and 21.6 acres. The proposed project would create two buildable residential parcels, however, each of the proposed parcels are developed with single-family residences. Each parcel has the potential to be further developed with a secondary residence or accessory structures, and this development may involve project grading and construction impacts to the site. Because of these possible impacts, the project has the potential to affect special status wildlife on the property, reduce habitat of special status wildlife and interfere with the movement of any native or migratory fish or wildlife species. However, with the implementation of the following mitigation measure, these impacts will be reduced to less than significant levels.

Mitigation Measures Item IV-1, 2, 6:

MM IV.1 Prior to building permit application or any site disturbance, including grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest or nests are no longer active and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans.

Discussion Item IV-3, 7:

The field visit of the project site determined that the majority of the subject property consists of heavy vegetation, most of which is oak woodland habitat. Although the property is developed with two residences, each property has the potential for construction of a second residence on the property. Such development may result in removal of some of the oak woodland habitat. However, impacts resulting from oak tree removal will be less than significant with the implementation of the following mitigation measures:

Mitigation Measures- Items IV-3, 7:

MM IV.2 Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

- A. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
- B. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

Discussion Item IV-4, 5:

The project site contains a seasonal drainage that bisects the proposed project area. However, no wetlands or riparian areas were located on the subject property. As a result, impacts to sensitive riparian or wetland areas are less than significant. No mitigation measures required.

Discussion Item IV-8:

Placer County does not have an adopted Habitat Conservation Plan. Therefore, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion Item V-1, 2, 6:

A Cultural Resources Records Search was prepared for the project site in December 2014. The research boundaries encompassed the project site and the surrounding area within a quarter mile radius of the site. The records search determined that there is a low sensitivity for historic-period cultural resources and for prehistoric archaeological sites in the project area. No historic period or archeological resources were located on the subject property or within its immediate vicinity.

However, because of the sensitivity to discovery of these resources on the subject property, the records search includes recommendations for addressing any of these resources that may be discovered during project

construction. To ensure that impacts to any new discoveries of these resources on the subject property remain less than significant, the following conditions of approval will be included as part of the project permit and will be included on the project improvement or grading plans:

“If cultural resources are encountered during project construction, altering the materials and their context should be avoided until a cultural resource consultant has evaluated the situation. These materials include, but are not limited to, the following:

- *Prehistoric Resources – chert or obsidian flakes, projectile points and other flaked-stone artifacts; mortars, grinding slicks, pestles and other ground stone tools; and, dark friable soil containing shell and bone dietary debris, heat-affected rock, or hum burials.*
- *Historic Resources – stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches; and, refuse deposits or bottle dumps.*

Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at www.ohp.parks.ca.gov.”

No mitigation measures required.

Discussion Item V-3, 4, 5:

The Cultural Resources Records Search that was prepared for this project determined that no known paleontological resources were located on or in the vicinity of the subject property. In addition, no religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, the creation of two additional single-family parcels will not result in significant impacts to any of these resources. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

Discussion Item VI-1, 2, 3, 4, 9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Sites-Rock outcrop complex and Rock outcrop. These soils are well drained, have slow to very rapid runoff, and moderately slow permeability. Soil is shallow with rock outcrops. Rock is erosion resistant. The Soil Survey does not identify any unique geologic or physical features for these soil types and did not identify any expansive soil limitations. No known unique geologic or physical features exist on the site that will be destroyed or modified. Creation of this Parcel Map will not create any unstable earth conditions or change any geologic substructure.

Site topography slopes from south to north at elevations of approximately 2,360 to 1,600 feet above sea level (USGS 15' Quadrangle Map – Colfax, CA, 1973). The two-parcel Minor Land Division project is not proposing to construct any improvements. Two residences and the associated driveways and utilities already exist. There is not a substantial change in site topography as a result of this project. The proposed project will not create impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and overcrowding of the soil are less than significant. Therefore, there is no impact.

Discussion Item VI-5, 6:

This project proposal would not result in soil disturbance or grading activities, since the residences, driveways and utilities already exist. Therefore, there is no impact.

Discussion Item VI-7, 8:

The site is located within Seismic Zone 3. Because structures will be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore, there is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)				X
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)				X

Discussion Item VII-1, 2:

The project consists of a Minor Land Division to create two parcels from a single parcel that is developed with two single-family residences. Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). These emissions already exist due to occupancy of the two single-family residences. The creation of a new property line separating the residences will not result in any new air emissions that could contribute to climate change. The project will not conflict with any plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there are no impacts.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion Item VIII-1, 2:

The project does not propose to use or store hazardous materials. Therefore there is no impact.

Discussion Item VIII-3:

There are no school sites located within a quarter mile of the project location. Further, the project does not propose a use that would increase any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact on this resource area. Therefore, there is no impact.

Discussion Item VIII-4:

The project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion Item VIII-5, 6:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion Item VIII-7:

The project site is located within an area determined by CalFire to be at high risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in the single-family residences and standard fire safe setbacks. In addition, as a condition of approval of the project, the applicant will be required to create maintenance easements as necessary for fire suppression water tank and appurtenances, as well as emergency vehicle access easements as required by the serving fire district. With the implementation of said regulations, condition and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures required.

Discussion Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. Therefore, there is no impact.

Discussion Item VIII-9:

During Environmental Health Services review of the proposed project, no existing sources of potential health hazards was noted, and project will not expose people to existing sources of potential health hazards. Therefore, there is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X

12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X
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Discussion Item IX-1:

The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from the Foresthill Public Utility District. Therefore, there is no impact.

Discussion Item IX-2:

This project will not substantially deplete groundwater supplies; interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Therefore, there is a less than significant impact. No mitigation measures required.

Discussion Item IX-3, 4:

This residential parcel map project would create two new residential parcels, each approximately 21.6 and 5.0 acres in size, from the 26.6 acre site. Because the improvements and residences already exist, no construction is proposed as a part of this project. The parcel map will not cause a change to site hydrology, no site drainage patterns will be altered, and surface runoff will not be affected. Therefore, there is no impact.

Discussion Item IX-5, 6:

The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. This residential parcel map project does not propose any construction activities that could disturb soils and cause potential introduction of sediment into stormwater during rain events. Therefore, there is no impact.

Discussion Item IX-7:

The project will not utilize groundwater or otherwise interfere with groundwater supply. Therefore the project will not otherwise substantially degrade ground water quality. Therefore, there is no impact.

Discussion Item IX-8, 9, 10:

The project site is not located within an area shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and there are no proposed building sites within a FEMA-designated Flood Zone or Special Flood Hazard Area. Therefore, there is no impact.

Discussion Item IX-11:

The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater. Therefore, there is no impact.

Discussion Item IX-12:

Stormwater runoff from the site eventually flows overland into the North Fork of the American River; however the runoff will be treated and infiltrate prior to reaching Auburn Ravine. The project does not substantially impact an important surface water resource. Therefore, there is no impact.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies,				X

plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item X-1, 2, 3, 4, 5, 6, 7, 8:

The proposed project includes the subdivision of a 26.61 acre property into two parcels consisting of five acres and 21.6 acres. The subject property is located in the Foresthill area and is zoned RF-B-X 5 ac. min. (Residential-Forest, combining Building Site Designation of five-acre minimum parcel size). The property is within the Foresthill Community Plan and is designated Rural Estate, 4.6-20 acre minimum. The project is consistent with the zoning and community plan designation and is bordered on the south and east sides by developed residential properties and bordered on the north and west sides by residential forest and timberlands. Due to the nature of the surrounding uses and the proposed project, the subject property is consistent with the surrounding uses. Finally, there are no agricultural operations on the project site or within the vicinity. For these reasons, the project is consistent with its surroundings and the requirements of the Foresthill Community Plan and the Placer County General Plan. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XI-1, 2:

The Mineral Land Classification of Placer County (California Department of Conservation – Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten) and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ-3a^(h-10). This classification is known to have gold-bearing quartz veins trending

northerly along the Weimar and Gillis Hill fault zones. However, these veins are not known to have been mined on the subject property and as such, no significant mineral resources have been identified on the property.

There is no evidence that the site had been mined, nor was there valuable, locally important mineral resources identified on the project site. Therefore, there is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Item XII-1, 3:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Foresthill Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the following mitigation measure, these impacts will be reduced to less than significant levels.

Mitigation Measures Item XII-1, 3:

MM XII.1 Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

- a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c. Saturdays, 8:00 am to 6:00 pm

Discussion Item XII-2:

The proposed project involves the creation of two undeveloped residential parcels. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures required.

Discussion Item XII-4:

The project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Discussion Item XII-5:

The project is not located within the vicinity of a private air strip. Therefore, there is no impact

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIII-1:

Because the project includes the development of two single-family residential lots, it will result in a slight increase to population growth. This increase is consistent with what was anticipated for this site in the Foresthill Community Plan and the Placer County General Plan and has been analyzed as part of these plans. Therefore, this impact is considered less than significant. No mitigation measures required.

Discussion Item XIII-2:

The areas surrounding the subject property are rural and a large portion is undeveloped. There is minimal existing housing within the project area and single-family residences already exist on the project site. Therefore, the project will not result in the displacement of substantial numbers of existing housing. Therefore, there is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion Item XIV-1:

The proposed project would result in the creation of two new residential single-family lots, each of which are currently developed with single-family residences. However, the creation of the proposed parcels will result in an opportunity for both property owners to construct secondary residences on the site, which could result in a minor increase in the population in the project area. This increase would not result in an adverse effect to Fire Protection facilities because the small increase in the number of residents is considered negligible and does not exceed the number of residents that were analyzed in the Foresthill Divide Community Plan. Moreover, it is possible that two secondary residences will never be constructed, which would result in no further impacts to fire facilities. Therefore, the proposed project does not generate the need for new fire protection facilities as a part of this project. Therefore, there is no impact.

Discussion Item XIV-2:

As stated, the proposed project would result in the creation of two new residential single-family lots and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff Protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Foresthill Divide Community Plan. Therefore, there is no impact.

Discussion Item XIV-3:

The proposed project would result in the creation of two new residential single-family lots and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not go beyond those numbers analyzed and planned for in the Foresthill Divide Community Plan. Therefore, there is no impact.

Discussion Item XIV-4:

The proposed Parcel Map will access Eagle Ridge Road, a county maintained road, and Ponderosa Way, a portion of which is county maintained. Therefore, the project's impacts to the maintenance of public facilities are less than significant. No mitigation measures required.

Discussion Item XIV-5:

The project involves the subdivision of a 26.61-acre property to create two new lots. Each of these proposed parcels are developed with single-family residences. However, either property owner will have the right to construct a secondary residence in the future, which would result in additional residents in the project area. However, this increase would be considered negligible and, as such, no other governmental services are proposed as part of this project. Therefore, there is no impact.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion Item XV-1:

There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result in the Minor Land Division. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures required.

Discussion Item XV-2:

The project does not include recreational facilities nor require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Therefore, there is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion Item XVI-1:

This project proposal would result in the creation of a two-lot Parcel Map. Two residences currently exist on-site and, therefore, the additional single-family residential parcel will not result in any additional PM peak hour trips. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property. Therefore, there is no impact.

Discussion Item XVI-2:

This proposed Minor Land Division would ultimately result in the creation of one new single-family residential lot. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded. Therefore, there is no impact.

Discussion Item XVI-3:

The creation of one additional single-family residential parcel will not increase impacts to vehicle safety due to roadway design features or incompatible uses. The driveways to the two existing houses already exist. Therefore, there is no impact.

Discussion Item XVI-4:

The servicing fire district, Foresthill Fire, has reviewed the proposed project and has not identified any impacts to emergency access. According to both the applicant and State Parks staff, the gate on Ponderosa Way has only been observed to be closed during one emergency incident (Applegate Fire in 2014). This section is a County 8000 series road, meaning the public has the right to use the road but it is not County maintained. State Parks also indicated that they do not maintain or own the road or the gate. Bureau of Land Management has also been contacted as well and provided no comments. The single -family residence that takes access through this gate already exists. Therefore,

the projects impacts related to inadequate emergency access or access to nearby uses are considered less than significant. No mitigation measures required.

Discussion Item XVI-5:

The project does not generate the need for any additional parking spaces and meets the parking standards laid out in section 17.54.060(B)(5)(Parking) of the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVI-6:

The proposed project would result in the creation of a two-lot Parcel Map and will not cause hazards or barriers to pedestrians or bicyclists. Therefore, there is no impact.

Discussion Item XVI-7:

The project would result in the creation of a two-lot Parcel Map and will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion Item XIV-8:

The project would result in the creation of a two-lot Parcel Map and will not result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion Item XVII-1, 6:

Sewer service is not available for this project as it lies in a rural residential area served by onsite sewage disposal systems. Therefore, there is no impact.

Discussion Item XVII-2:

Treated water is be provided by the Foresthill Public Utility District and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. Therefore, impacts related to the construction of new water delivery, collection or treatment facilities or expansion of existing facilities are considered to be less than significant. No mitigation measures required.

Discussion Item XVII-3:

Approved and permitted on-site sewage systems exist for the existing dwellings on each proposed parcel. The project will not result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion Item XVII-4:

No significant construction of stormwater drainage facilities is proposed as a part of this project. Therefore, there is no impact.

Discussion Item XVII-5:

The project does not intend to change the existing uses on the property. The Foresthill Public Utility District is currently providing service to the parcel. Therefore, there is less than significant impact. No mitigation measures required.

Discussion Item XVII-7:

The project is located in an area of the County that is served by the local franchised refuse hauler and is served by a landfill with sufficient permitted capacity. Therefore, the impact is less than significant. No mitigation measures required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Melanie Jackson, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Division, Sarah Gillmore
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher



Signature _____ Date July 11, 2016
 Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Wetland Delineation
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Parcel Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment

		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>